

ORDER NO. 8299

CDCA-001-19: JACKSON EAST

AN ORDER RECOMMENDING APPROVAL OF AMENDMENTS TO THE HILLSBORO COMMUNITY DEVELOPMENT CODE TO INCORPORATE THE JACKSON EAST SOUTH OF WAIBLE CREEK INTO SECTION 12.25.300, I-S INDUSTRIAL SANCTUARY; SUBCHAPTER 12.66, NORTH HILLSBORO INDUSTRIAL AREA PLAN DISTRICT; AND SECTION 12.01.500, DEFINITIONS, TO SUPPORT IMPLEMENTATION OF THE VISION, GOALS, AND POLICIES OF THE NORTH HILLSBORO INDUSTRIAL AREA COMMUNITY PLAN.

WHEREAS, Section 30 of the Hillsboro Comprehensive Plan (“HCP”) sets forth the North Hillsboro Industrial Area Community Plan, which is implemented through CDC Section 12.25.300, the Industrial Sanctuary (I-S) zone, and Section 12.66, the North Hillsboro Industrial Area Plan District; and

WHEREAS, an area of approximately 1,550 acres of land situated north of Evergreen Road is identified as the North Hillsboro Industrial Area in the North Hillsboro Industrial Area Community Plan; and

WHEREAS, the North Hillsboro Industrial Area Community Plan establishes goals, policies, and implementation actions for the North Hillsboro Industrial Area; and

WHEREAS, Jackson East, an area of approximately 550 acres of land situated north of Evergreen Road, south of Highway 26, east of Jackson School Road/Waible Creek/Storey Creek, and west of Sewell Avenue, identified as “Jackson East”, was brought into the Urban Growth Boundary (UGB) by the Oregon Legislature in 2014 through House Bill 4078; and

WHEREAS, the City is considering amendments to the goals, policies, and implementation measures of HCP Section 30, the North Hillsboro Industrial Area Community Plan to meet the intent of the City’s vision for the Jackson East area; and

WHEREAS, the City is undertaken a master planning process for the Jackson East area with local and regional partners; and

WHEREAS, the process to amend the City’s zoning and development regulations and apply them to the Jackson East area has involved the public through community meetings, inter-departmental and inter-agency coordination, work sessions with the Planning Commission and City Council, meetings with private property owners, and a public website; and

WHEREAS, the Hillsboro Planning Department has identified proposed Community Development Code amendments to Section 12.25.300, I-S Industrial Sanctuary, Subchapter 12.66, North Hillsboro Industrial Area Plan District, and Section 12.01.500, Definitions to support implementation of the goals, policies, and implementation measures outlined in Comprehensive Plan Section 30, North Hillsboro Industrial Area Community Plan, and meet the intent of the City’s proposed goals, policies, and implementation measures for the Jackson East area resulting from proposed amendments to the Hillsboro Comprehensive Plan (HCP) in Case File No. HCP 001-19 Jackson East; and

WHEREAS, the procedures for processing a text amendment are set forth in Sections 12.80.140 and 12.70.060, which require a public hearing by the Planning Commission to initiate major amendments to the Community Development Code; and

WHEREAS, the Planning Commission initiated the amendments on July 24, 2019 through the approval of Order No. 8297 to consider amending the Community Development Code for those purposes; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed Community Development Code amendments on August 14, 2019 and received staff reports, exhibits, and public testimony, and agreed to a continuance at the City's request to a date certain of September 11, 2019; and

WHEREAS, the Planning Commission held the continued public hearing to consider the proposed Community Development Code amendments on September 11, 2019, and received staff reports, exhibits, and public testimony; and

WHEREAS, as described in Order No. 8298, the Planning Commission has recommended the City Council approve the Comprehensive Plan amendments described above but limit their applicability to Jackson East south of Waible Creek; and

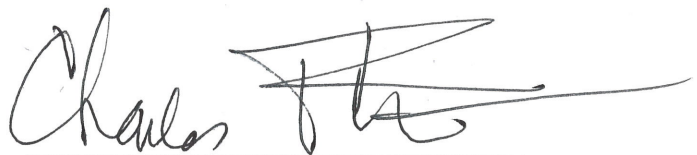
WHEREAS, the Planning Commission therefore also recommends the City Council approve the proposed amendments to the Community Development Code but likewise limit their applicability to Jackson East south of Waible Creek; and

THE CITY OF HILLSBORO PLANNING COMMISSION ORDERS AS FOLLOWS:

Section 1. The Planning Commission recommends the City Council amend Chapter 12 of the Hillsboro Municipal Code to apply the proposed amendments to the Community Development Code to Jackson East south of Waible Creek.

Section 2. This order shall take effect immediately upon approval.

Approved this 3rd day of October, 2019.



Charles Fleisher, President

ATTEST:



Gretchen Olson, Secretary